

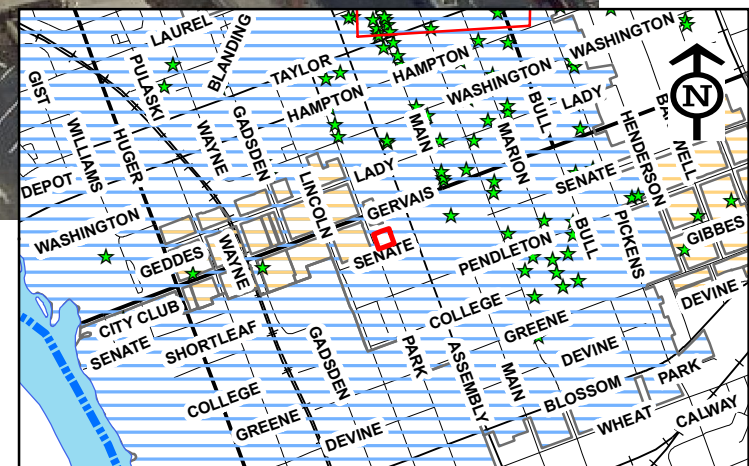


D/DRC Case

1001 Senate Street

City Center/Design Development District

TMS: 08916-03-12



DESIGN/DEVELOPMENT REVIEW COMMISSION
BAILEY BILL APPLICATION
HISTORIC PROPERTY
EVALUATION SHEET
Case #9

ADDRESS: 1001 Senate Street

APPLICANTS: Lambert Architects, agents

TAX MAP REFERENCE: TMS# 08916-03-12

USE OF PROPERTY: Commercial

NATURE OF REQUEST: Request approval for preliminary certification for Bailey Bill and a Certificate of Design Approval for exterior changes

FINDINGS/COMMENTS:

This two-story building, vacant for many years, was built between 1949 and 1951 to serve as Columbia's Central Fire Station. Its brick walls, horizontal bands of windows, flat roof, and rather austere, streamlined look reflect the International style popular across the country from the late 1940s-1970s. Aside from the main building, the property also houses a six-story training tower and a one-story building which originally housed fire trucks. The main building is the only one under consideration at the moment and plans are to develop this building into a multi-use commercial space. The building falls within the City Center Design/Development area but is listed on the National Register which makes it eligible for consideration for the Bailey Bill.

Much of the work on the exterior of the building is repair and rehabilitation. Plans are to rehabilitate the original steel windows and to install insulated storms on the interior of the windows, replacing glass only as necessary. The brick and travertine on the exterior of the building has suffered a bit over the years and will be carefully cleaned according to National Park Service recommendations. Any repointing which needs to be done will match the original mortar color, profile, and composition. The existing roof (not visible) will be replaced with a TPO roofing system. HVAC units and the housing for a new elevator will be rooftop and will either not be visible or will be screened appropriately.

Significant changes to the building will include new garage doors in each of the bays of the garage on the south side of the building. The original roll-up doors, which are severely utilitarian and primarily character defining in terms of their function, have not been used in years and they and their mechanisms are in various states of repair. Additionally, the building's first floor will be divided among several different tenants, each of whom will require access/storefront on the south side of the building, so each of the bays will end up serving this purpose. Staff and the applicants discussed the idea of installing the original doors, if possible, in a raised position and then introducing a new fixed storefront system in each of the bays. However, after consideration, staff's analysis is that maintaining the function of the doors is a priority in understanding the original building and its function. Staff is working with the applicants on the design of

new roll-up doors which will work like the originals while still providing pedestrian entry when the doors are lowered. The new doors will be more transparent than the originals but ideally will reflect their horizontal lines, which are the most striking feature of the original doors. Please note that the doors shown on the elevations are for conceptual purposes only since the design is still under discussion.

On the east side of the building, a window opening will be lengthened to accommodate a door needed for emergency egress; likewise, two windows on the north side of the building will also be removed to allow for doors in their stead (to the utility areas in the building). Otherwise, most changes are on the interior of the building.

City Center Design/Development Guidelines:

5.9.5 Door Replacement

- Where possible, original doors and door hardware should be retained, repaired and refinished, provided they can comply with the requirements of the Americans with Disabilities Act (ADA).
- If new replacement doors are necessary, they should be compatible with the historical character and the design of the structure.

As stated above, the doors are in various states of repair and staff finds their functionality to be their character-defining feature. New doors should emphasize the horizontal to reference the original design of the doors and that of the building.

Sec. 17-698. Eligible rehabilitation.

(a) *Standards for rehabilitation work.* To be eligible for the special tax assessment, historic rehabilitations must be appropriate for the historic building and the historic district in which it is located. This is achieved through adherence to the following standards:

(1) The historic character of a property shall be retained and preserved; the removal of historic materials or alterations of features and spaces that characterize each property shall be avoided.

Rehabilitation is the overall plan for the exterior of the building with the exception of the old garage doors and a few new utility doors which are required. However, the garage openings are being retained and new doors will reference the originals and will be operational.

(2) Each property shall be recognized as a physical record of its time, place and use; changes that create a false sense of historical development shall not be undertaken.

Not applicable.

(3) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Not applicable.

(4) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property should be preserved.

Character-defining features will be preserved, the building veneers will be carefully cleaned, and the steel windows rehabilitated.

(5) Deteriorated historic features shall be repaired rather than replaced; where the severity of deterioration requires replacement of a distinctive feature, the new should match the old in design, color, texture, and other visual qualities and, where possible, materials; replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The steel windows on the building will be carefully rehabilitated. New garage doors will maintain the functionality and horizontal feel of the originals and should be spare in their design.

(6) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used; the surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

The applicant has stated they will be guided by the National Park Service Preservation Brief for the cleaning of masonry and has submitted a detailed scope of work which is in line with the recommendations.

(7) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property; the new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the historic property and its environment.

Not applicable. If additional work to this structure or work to the other buildings on the parcel is undertaken, then the project shall come back before the D/DRC for review.

(8) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Not applicable.

Staff recommendations:

Staff recommends granting a Certificate of Design Approval for the project at 1001 Senate Street, based upon its compliance with Section 5.95 of the City Center/Design Development Guidelines with all details deferred to staff.

Staff recommends granting preliminary certification for the Bailey Bill for the project at 1001 Senate Street, based upon its compliance with Section 17-698 of the Code, and conditional upon it meeting the 20% investment threshold. The following conditions also apply:

- *Staff to work with applicants on the design of the garage doors and will grant final approval of the design*
- *Staff to review any replacement materials necessary for the building*
- *Staff to review final signage*
- *All other details deferred to staff*

CITY OF COLUMBIA
PLANNING DEPARTMENT
REHABILITATED HISTORIC PROPERTY APPLICATION
PART A - CONTINUED

5. DESCRIPTION OF PROPOSED WORK

Use the spaces below to describe the proposed work. Architectural features would include items such as: roof; exterior brick or siding; windows; doors; site/landscape features; entrance hall; main stair; parlors; fireplaces/mantles; floors/walls/ceilings; mechanical/ electrical/plumbing; etc. If an application has been submitted for the federal Investment Tax Credits, you may use a copy of the description of the proposed work from the federal form for this section, but your submittal must still include the information in sections 1 through 4.

<p>Architectural feature <u>Windows</u></p> <p>Approximate date of feature <u>1949</u></p> <p>Describe feature and its condition</p> <p>Existing windows consist of steel frames with 1/4" uninsulated, clear, plate glass with a glazed block sill. The typical window unit is 49" square with three individual lites in a vertical Tripartite configuration. This module is then grouped together to form window openings 1-5 units long. On the first floor, the top two lites open inward in a hopper arrangement. On the second floor, the top two lites open outward in an awning arrangement. The first floor contains one other steel framed window type. This type is roughly 8' high and 5' wide in a 6 over 6 design with center mullion. The lower portion opens inward in a hopper arrangement.</p> <p>Photograph No. <u>1 - 15</u> Drawing No. <u>A1.1, A4.1, A7.3</u></p>	<p>Describe work and impact on feature</p> <p>The existing windows are to remain. The steel will be cleaned and repainted to match the original white finish. The glass will be replaced with a matching clear, plate glass. A low profile, 7/8" aluminum frame with SunGuard SN 68 insulated glass, storm window will be attached to the inside frame.</p>
<p>Architectural feature <u>Brick/Travertine</u></p> <p>Approximate date of feature <u>1949</u></p> <p>Describe feature and its condition</p> <p>Existing brick and travertine veneer is generally in good condition, there is some light pitting/deterioration in the travertine along the front entrance where rain water has splashed over the years. Some small areas of brick at the rear of the building contain graffiti and sections that have been painted over in the past. Vegetation has grown up some portions of masonry at the rear of the building.</p> <p>Photograph No. <u>1 - 7, 17</u> Drawing No. <u>A4.1, A4.2</u></p>	<p>Describe work and impact on feature</p> <p>Existing brick and travertine will be cleaned per the attached masonry cleaning specs and water soak method recommended by the NPS. Limited re-pointing with appropriate mortar will be performed as necessary. Vegetation will be carefully removed. Where brick is missing or damaged beyond repair, new matching brick will replace it.</p>
<p>Architectural feature <u>Entrances/doors</u></p> <p>Approximate date of feature <u>1949</u></p> <p>Describe feature and its condition</p> <p>There are currently doors located on the north and south elevations. The south elevation also includes (8) garage doors and a door on the second level leading to a balcony. One garage door is located on the north elevation.</p> <p>Photograph No. <u>5, 6</u> Drawing No. <u>A1.1</u></p>	<p>Describe work and impact on feature</p> <p>The existing front door will remain and new clear glass will be reinstalled to replace the existing broken glass. The garage doors on the south elevation will be removed. The existing frame will remain and new glass garage doors will be constructed in their place. The new garage doors will be designed to be reminiscent of the original doors and will be further developed in cooperation with the City of Columbia Planning Staff. Two new hollow metal doors will be added to the northwest corner to allow access to the utility rooms. A new door will be added to the east elevation to allow for emergency egress from a new, code required, interior stairway.</p>
<p>Architectural feature <u>Roof</u></p> <p>Approximate date of feature <u>1949</u></p> <p>Describe feature and its condition</p> <p>The existing roof is a gravel ballast built up roof.</p> <p>Photograph No. <u>18</u> Drawing No. <u>A1.4</u></p>	<p>Describe work and impact on feature</p> <p>The existing roof will be removed and replaced with a new insulated TPO roofing system. New rooftop HVAC units will be added on each roof level and will be arranged so as to not be viewable from the surrounding street view. A new interior elevator will be added and will penetrate the roof roughly 4'. It will also be arranged so as to not be seen from a pedestrian standpoint.</p>

CITY OF COLUMBIA
PLANNING DEPARTMENT
REHABILITATED HISTORIC PROPERTY APPLICATION
PART A - CONTINUED

5. DESCRIPTION OF PROPOSED WORK (Continued):

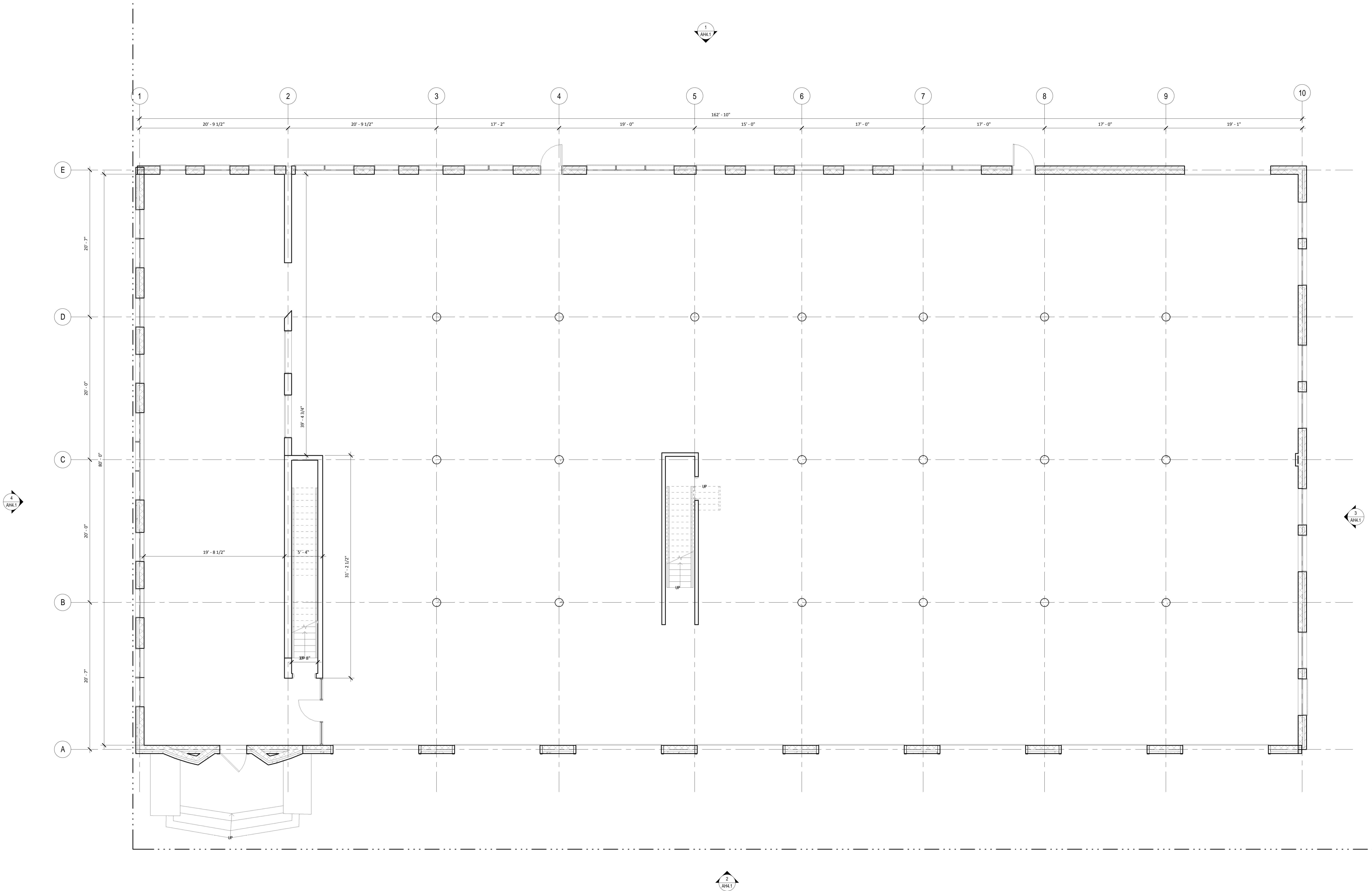
(Please feel free to make copies of this sheet. Use as many spaces as necessary to fully describe your project.)

Architectural feature <u>Stairs</u> Approximate date of feature <u>1949</u> Describe feature and its condition There are two existing stairways to connect the first and second floors of the building. Both stairs are concrete stairways with metal nosings enclosed with masonry walls. Each stair also has metal pipe handrails. The first stair is located at the main entrance and is a straight run with one central landing. The second stair is located in the middle of the garage area and has a switchback configuration.	Describe work and impact on feature The first stair is located at the front entrance and will remain. New handrails will be added and the stairs will be cleaned and leveled as needed to make the stairways code compliant. The second stair in the garage area will be removed and two new columns will be installed in its place along the existing column grid. The floor will be patched and leveled to match the existing grade. A new stair will be added to the east side of the building, allowing code required exit separation and direct access to the exterior.
Photograph No. <u>19 - 22</u> Drawing No. <u>D1.1, A1.1, A1.2, A9.1 - 9.3</u>	
Architectural feature _____ Approximate date of feature _____ Describe feature and its condition _____	Describe work and impact on feature
Photograph No. # _____ Drawing No. # _____	
Architectural feature _____ Approximate date of feature _____ Describe feature and its condition _____	Describe work and impact on feature
Photograph No. _____ Drawing No. _____	
Architectural feature _____ Approximate date of feature _____ Describe feature and its condition _____	Describe work and impact on feature
Photograph No. _____ Drawing No. _____	

**Fair market value means the appraised value as certified to the DDRC by a real estate appraiser licensed by the State of South Carolina, the sales price as delineated in a bona fide contract of sale within six months of the time it is submitted, or the most recent appraised value published by the Richland County Tax Assessor.*

1

FIRST FLOOR EXISTING - MAIN
BUILDING
SCALE: 3/16" = 1'-0"



PROJ. NO.: P230.15
DRAWN BY: Author
DATE: 12.22.2015

LEVEL 1 EXISTING FLOOR PLAN
- MAIN BUILDING

REV #

REV DATE

CENTRAL STATION FIRE
HOUSE
1001 SENATE STREET,
COLUMBIA, SC 29201

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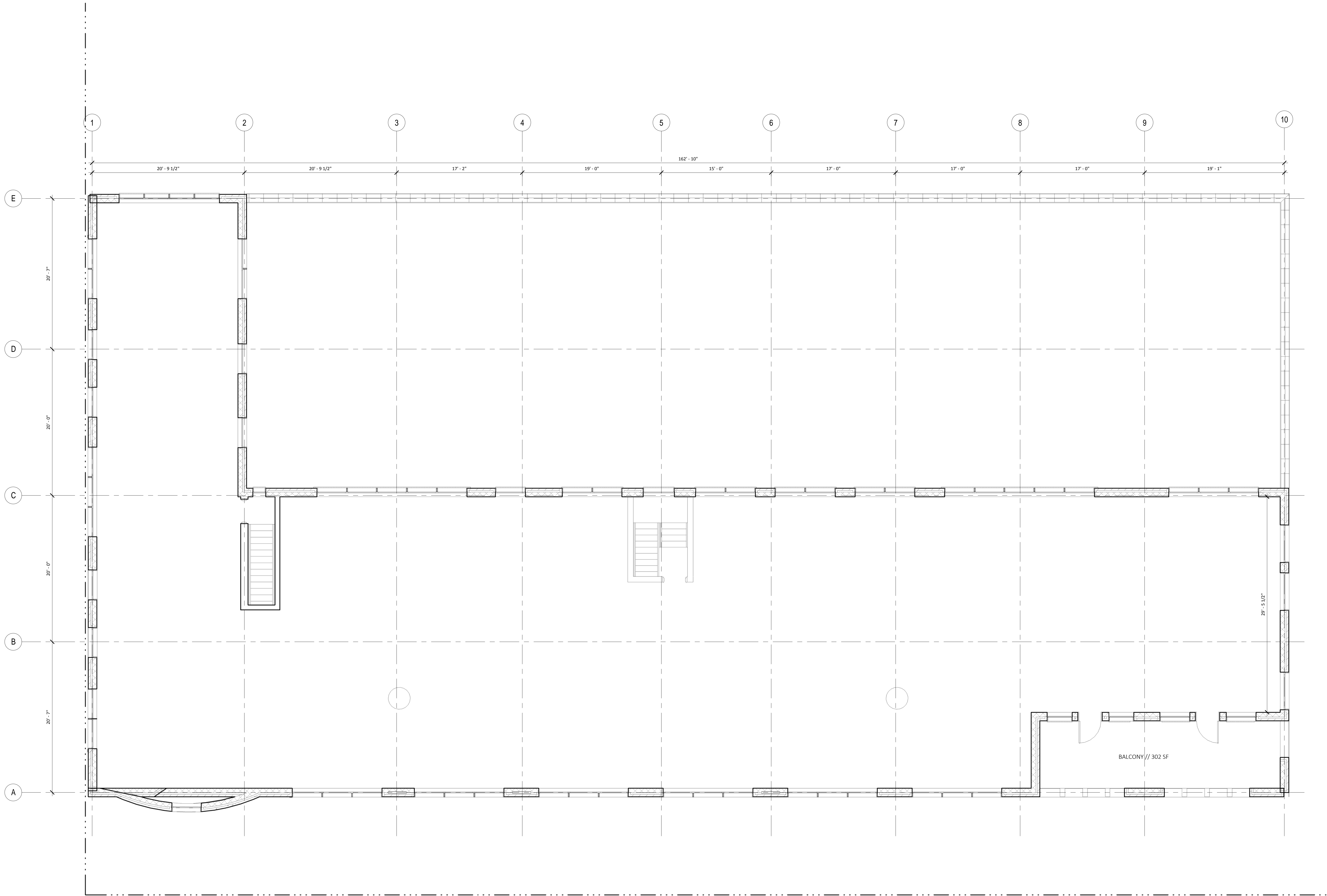
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1

SECOND FLOOR EXISTING - MAIN BUILDING

SCALE: 3/16" = 1'-0"



LEVEL 2 EXISTING FLOOR PLAN
- MAIN BUILDING

PROJ. NO.: P230.15
DRAWN BY: Author
DATE: 12.22.2015

AH1.2

CENTRAL STATION FIRE
HOUSE

1001 SENATE STREET,
COLUMBIA, SC 29201

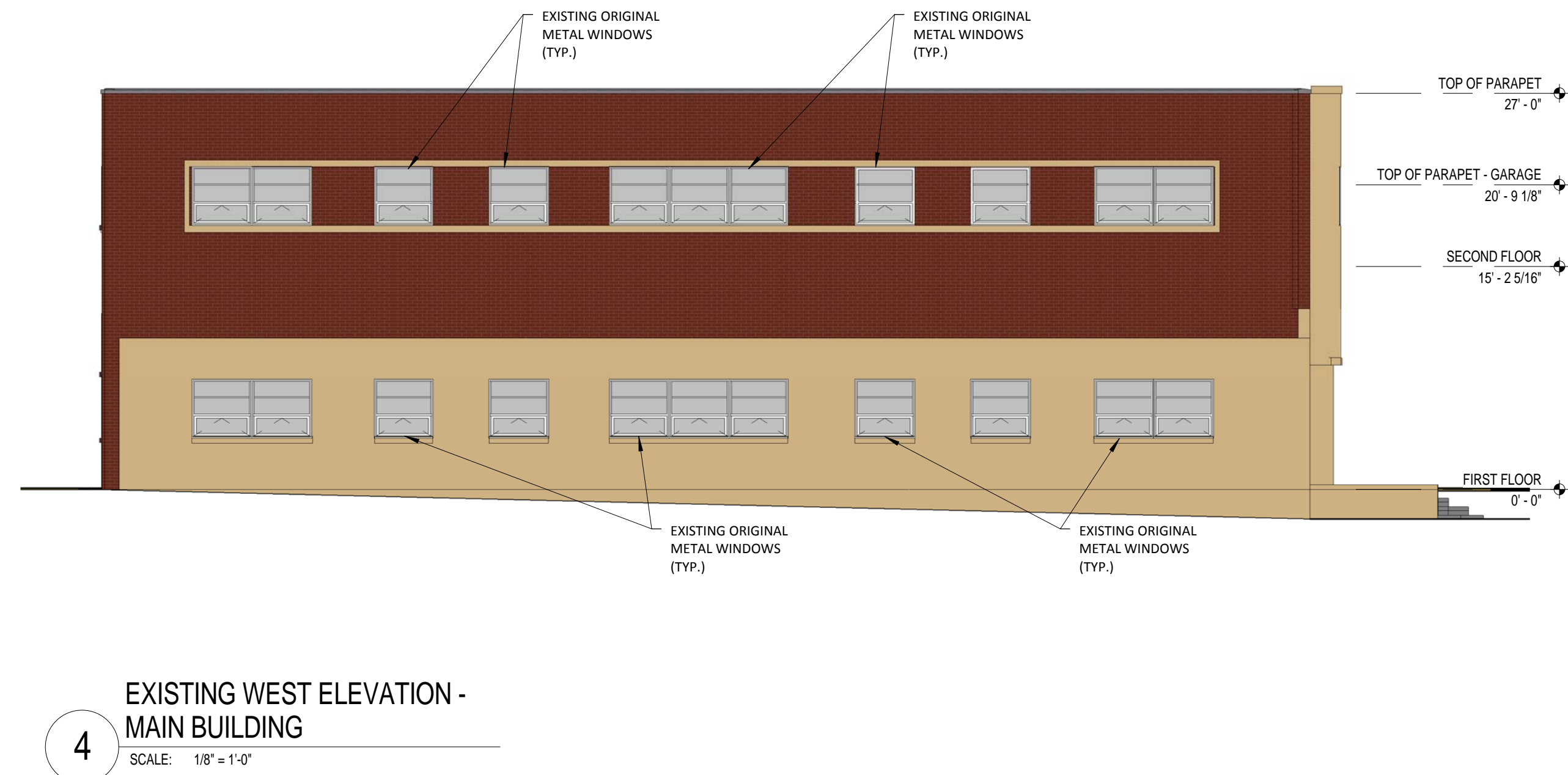
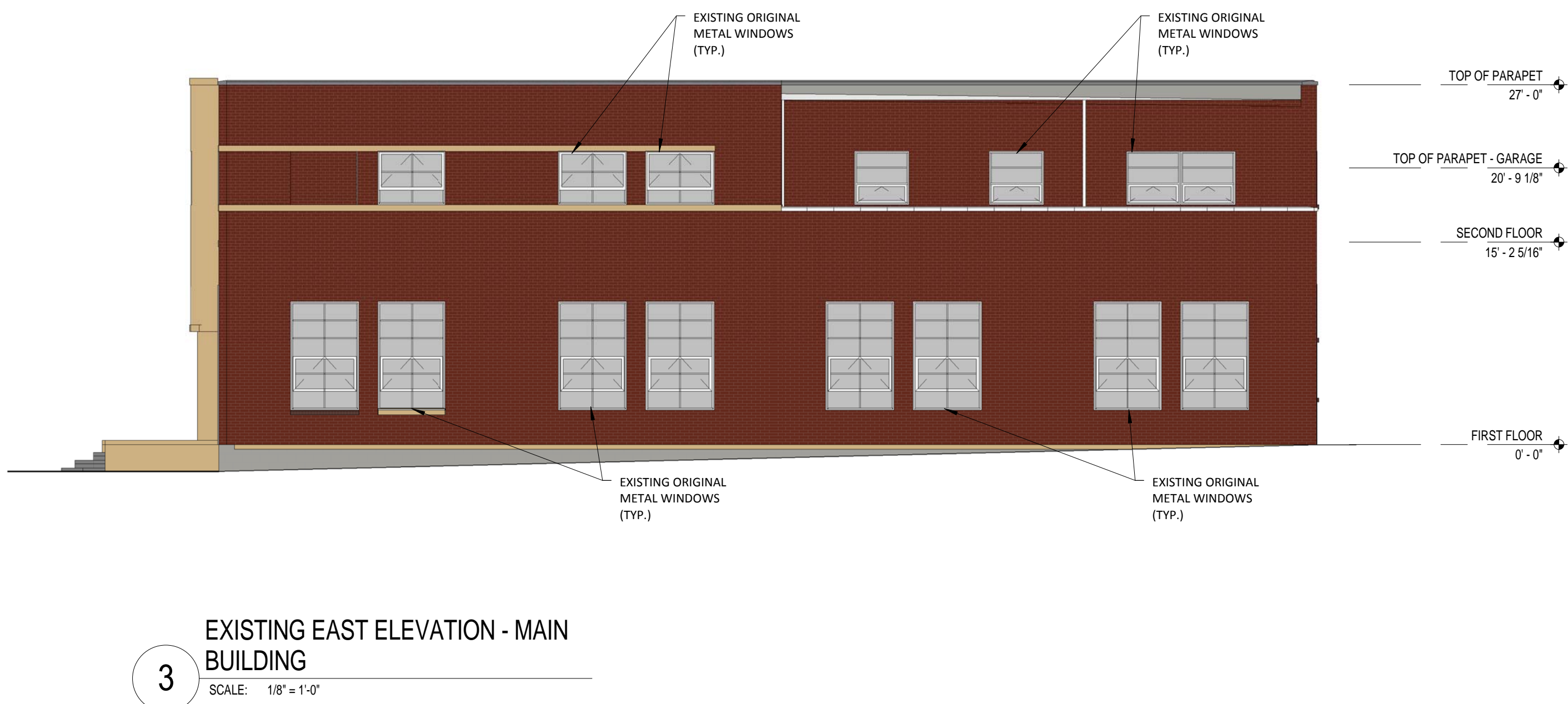
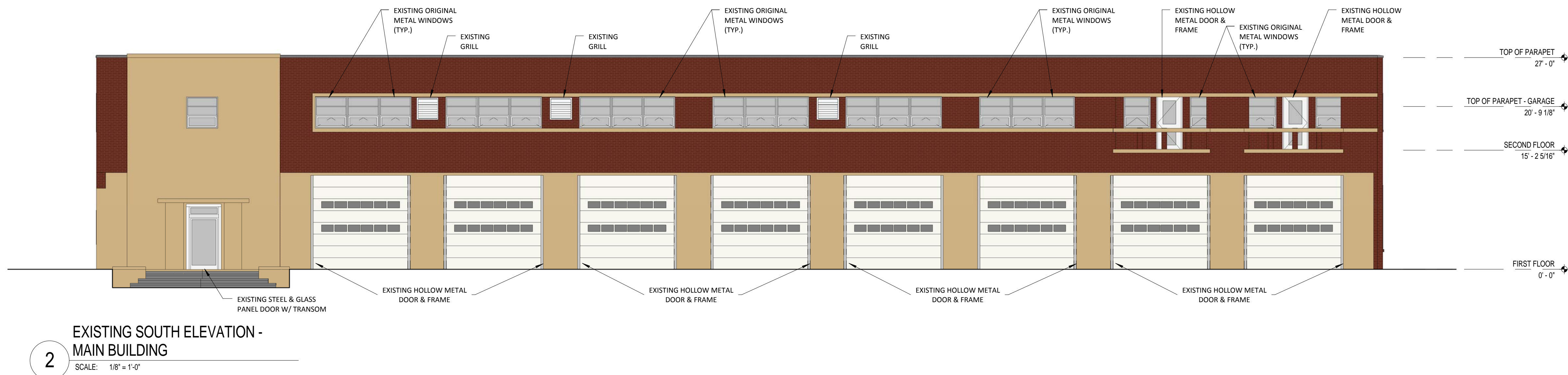
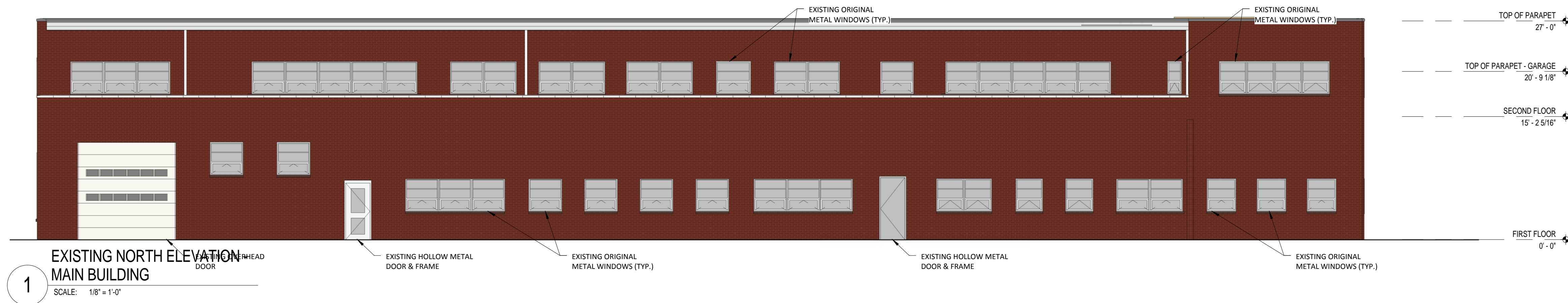
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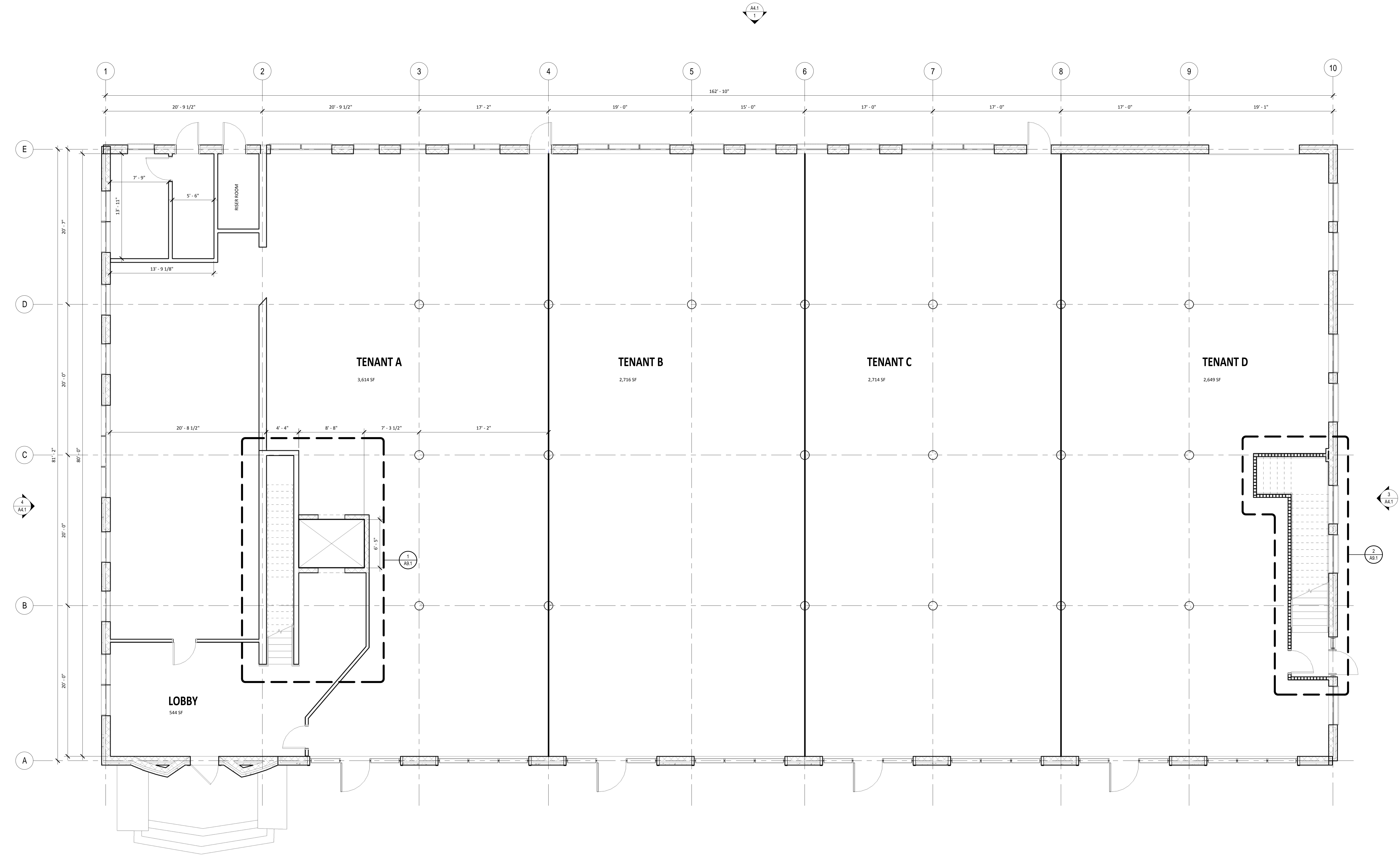
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1 FIRST FLOOR PLAN - MAIN BUILDING
SCALE: 3/16" = 1'-0"

GENERAL FLOOR PLAN NOTES
1. ALL EXTERIOR DIMENSIONS ARE TO FACE OF FINISH MATERIALS UNLESS OTHERWISE NOTED.

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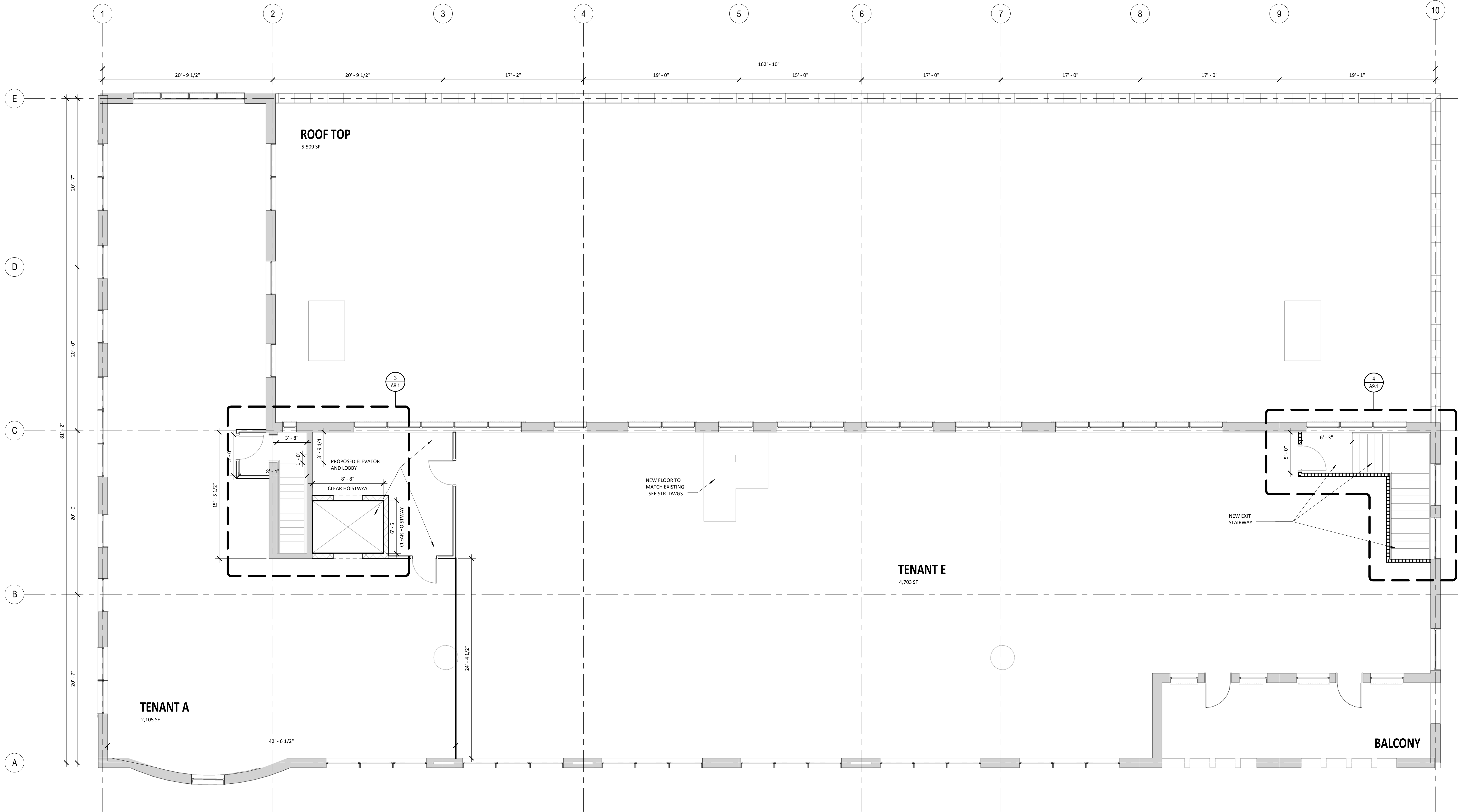
CENTRAL STATION FIRE HOUSE
1001 SENATE STREET, COLUMBIA, SC 29201

FIRST FLOOR PLAN - MAIN BUILDING

PROJ. NO.: P230.15
DRAWN BY: Author
DATE: 12.22.2015

A1.1

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GENERAL FLOOR PLAN NOTES

1. ALL EXTERIOR DIMENSIONS ARE TO FACE OF FINISH MATERIALS UNLESS OTHERWISE NOTED.

WALL TYPE CONSTRUCTION:	
	EXISTING WALL CONSTRUCTION
	NEW WALL CONSTRUCTION

1 SECOND FLOOR PLAN - MAIN BUILDING
SCALE: 3/16" = 1'-0"

SECOND FLOOR PLAN - MAIN BUILDING

PROJ. NO.: P230.15
DRAWN BY: JJB
DATE: 12.22.2015

A1.2

CENTRAL STATION FIRE HOUSE

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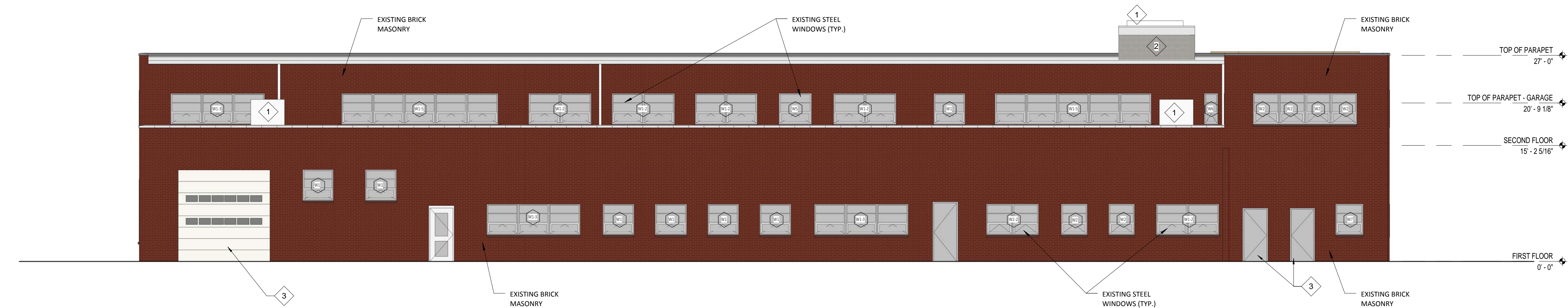
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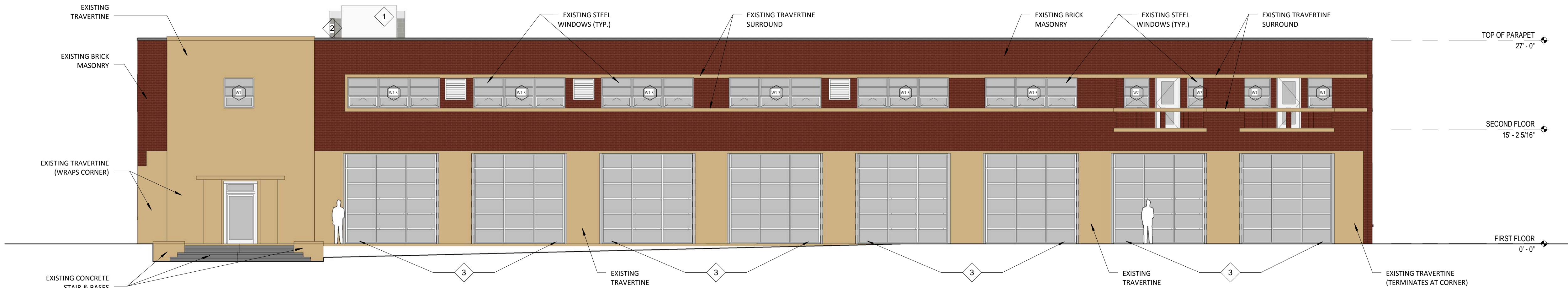
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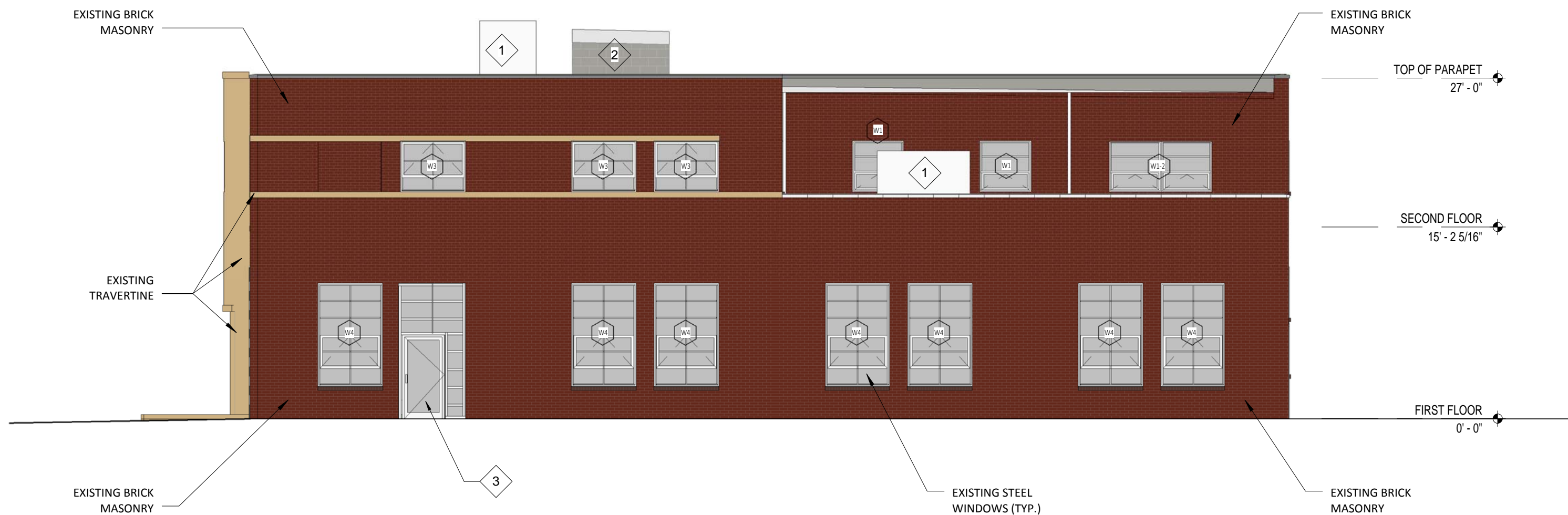
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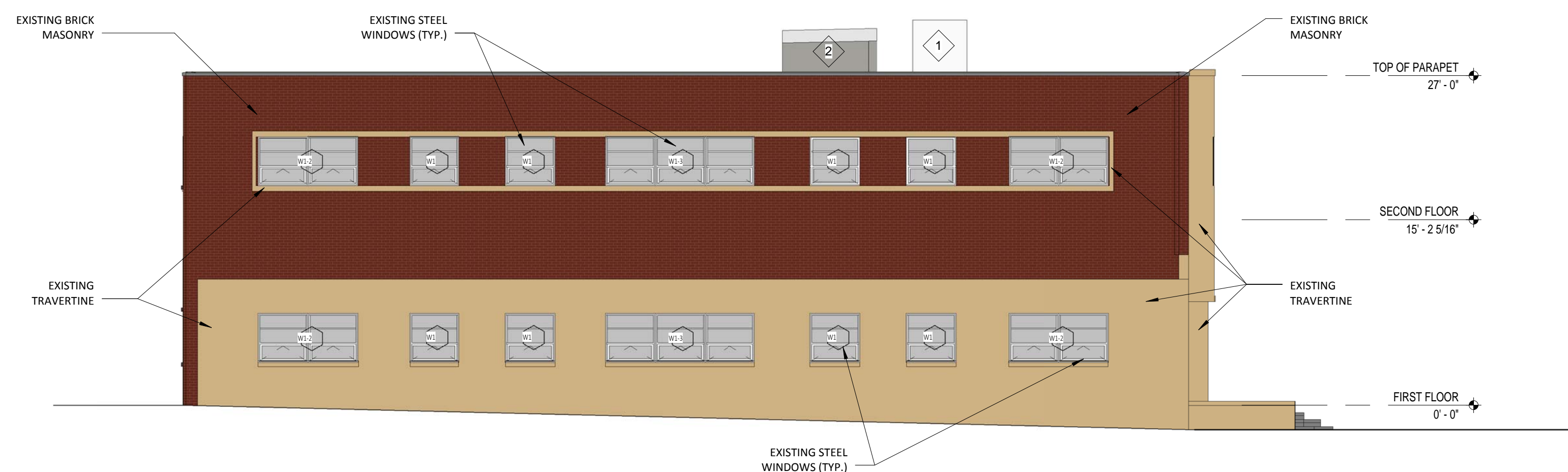
1 NORTH ELEVATION - MAIN BUILDING
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION - MAIN BUILDING
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION - MAIN BUILDING
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION - MAIN BUILDING
SCALE: 1/8" = 1'-0"

- GENERAL NOTES
1. NEW MECHANICAL UNIT
 2. NEW ELEVATOR SHAFT
 3. NEW GLASS GARAGE DOORS WITH CENTRAL PASSAGE DOOR

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CENTRAL STATION FIRE HOUSE

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EXTERIOR ELEVATIONS

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A4.1

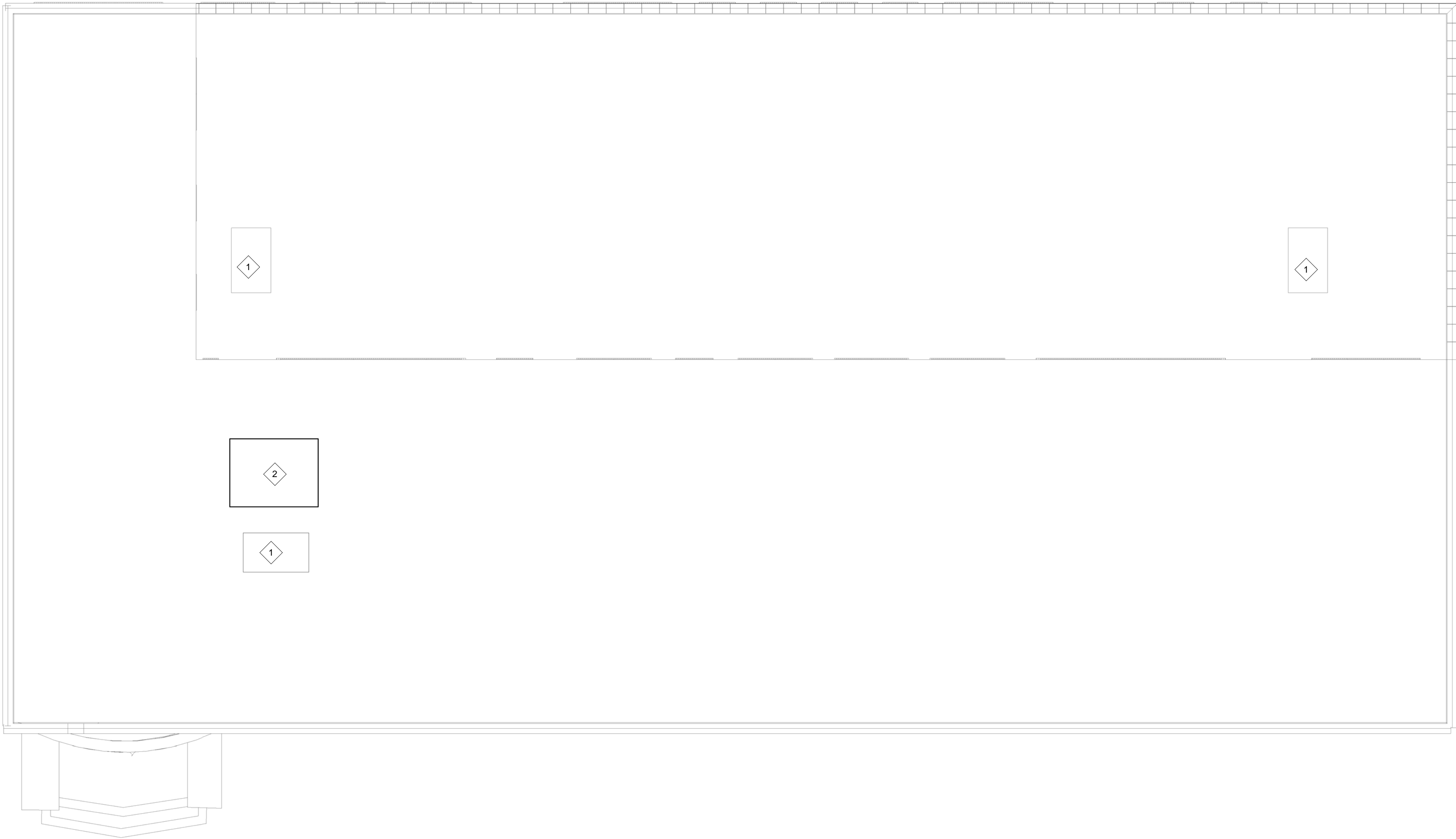
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- GENERAL NOTES
1. NEW MECHANICAL UNIT

2. NEW ELEVATOR SHAFT

3. NEW GLASS GARAGE DOORS WITH CENTRAL PASSAGE DOOR



1 ROOF PLAN
SCALE: 1/8" = 1'-0"



2 NORTHWEST CORNER LOOKING
SOUTHEAST
SCALE:



3 SOUTEAST CORNER LOOKING
NORTHWEST
SCALE:



4 SOUTHWEST CORNER LOOKING
NORTHEAST
SCALE:

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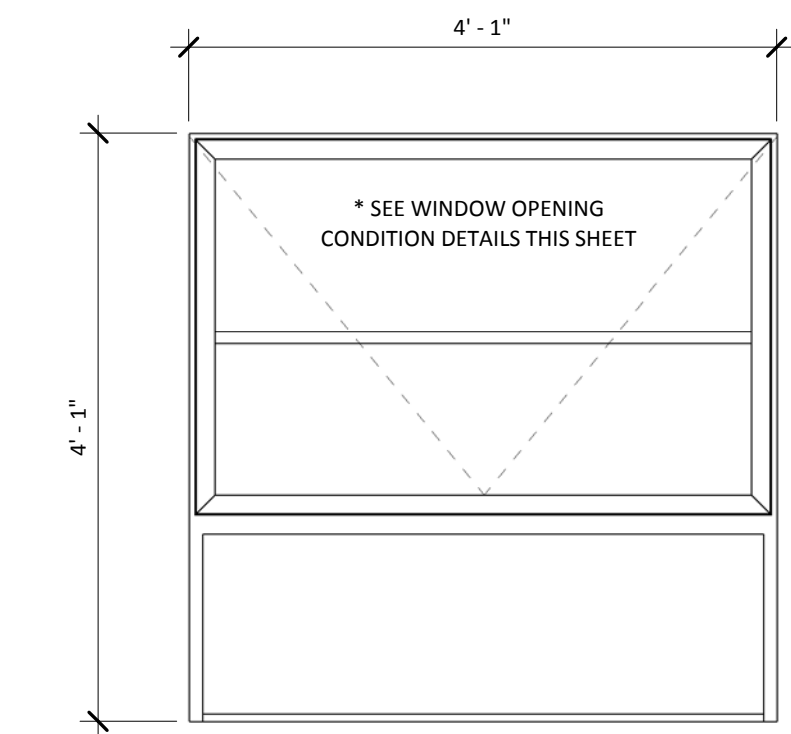
3-D VIEWS

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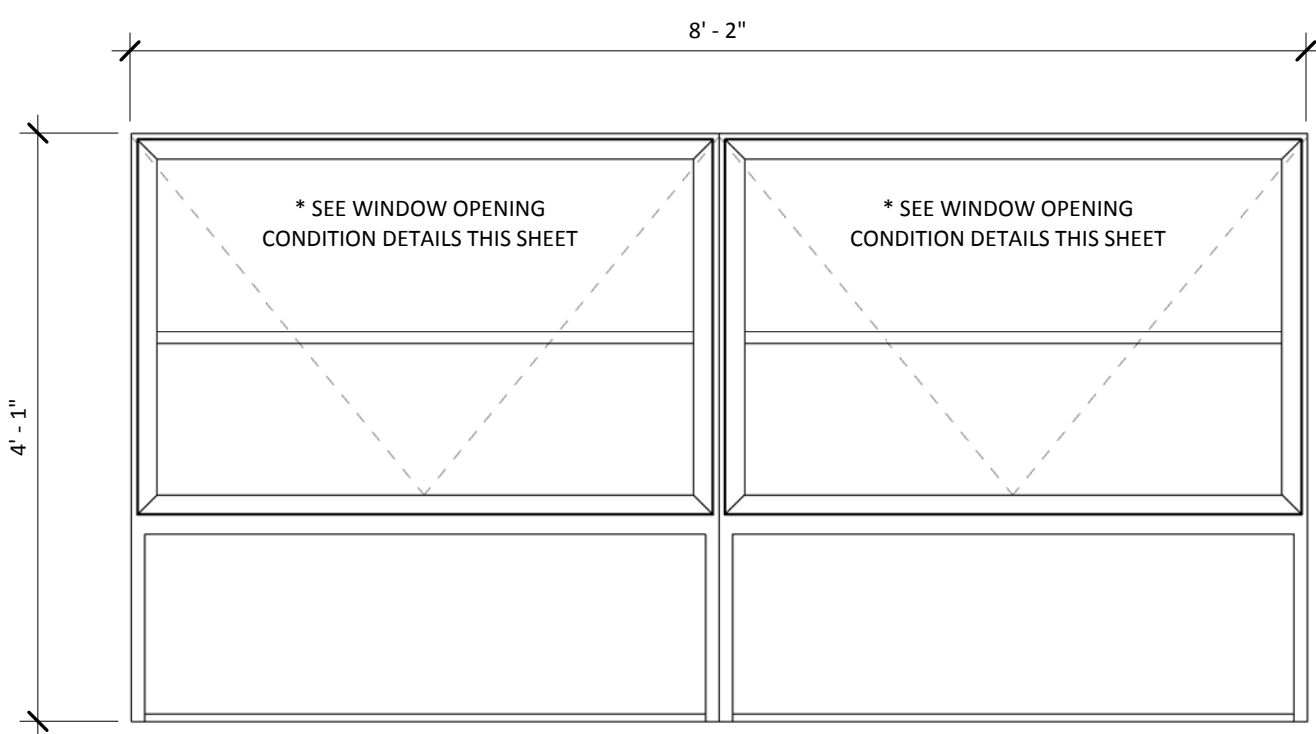
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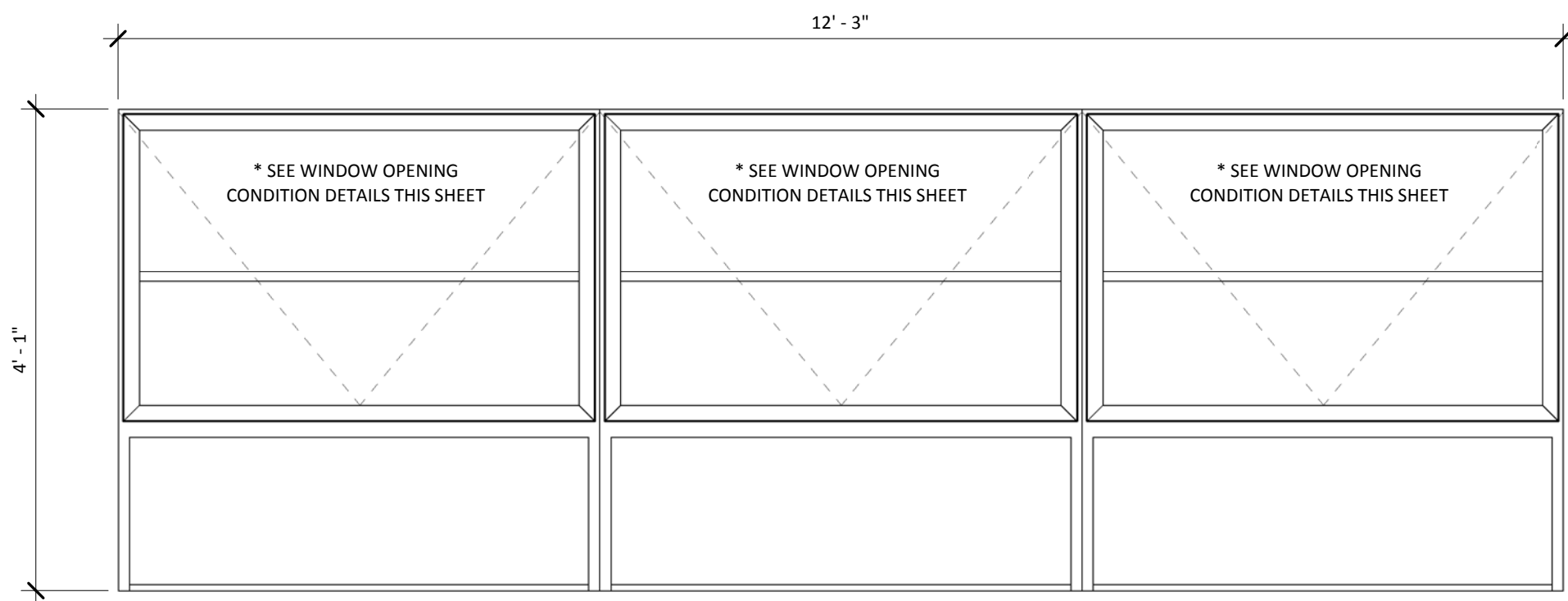
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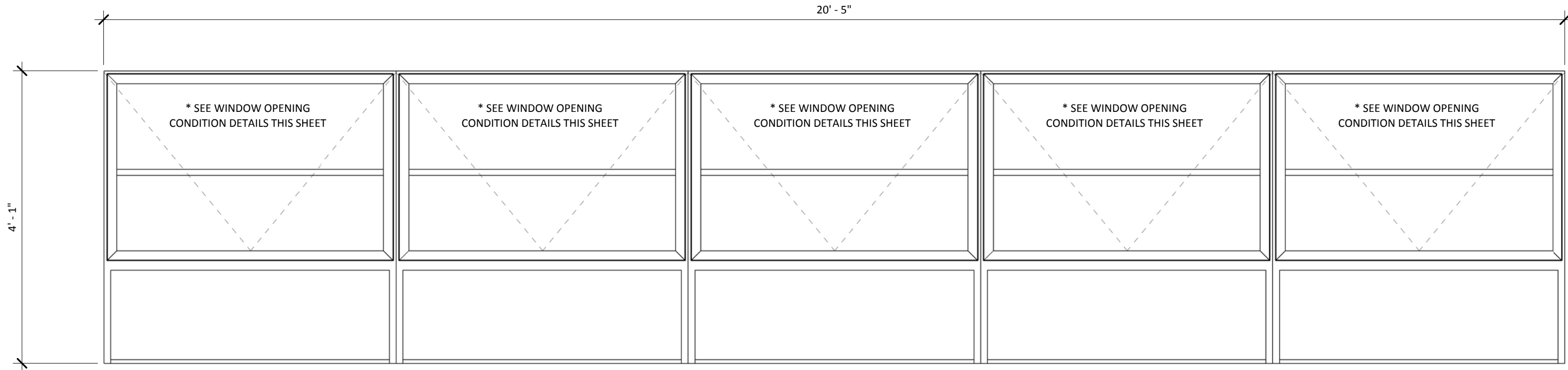
W1 WINDOW ELEVATION
EXISTING WINDOW - TYPICAL



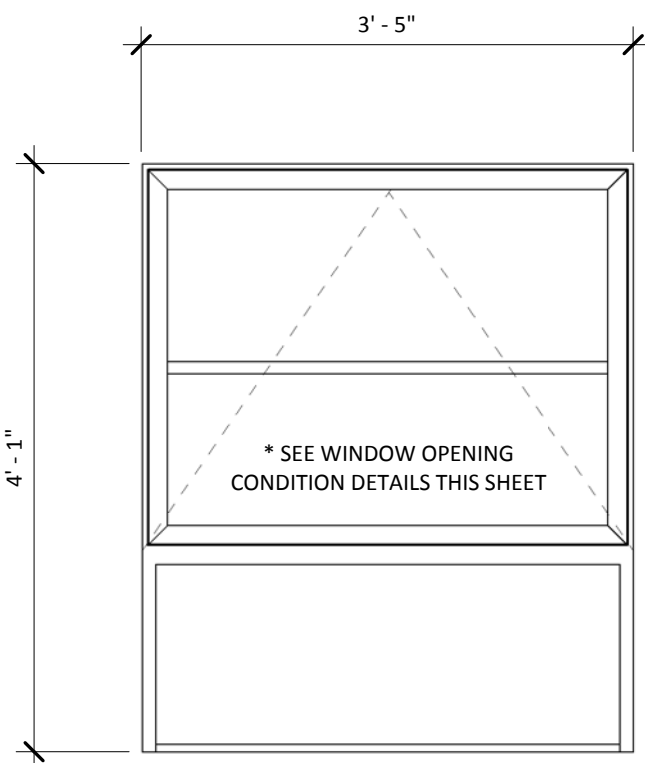
W1-2 WINDOW ELEVATION
EXISTING WINDOW - GROUP OF TWO - NORTH, SOUTH & WEST ELEVATIONS (TYP.)



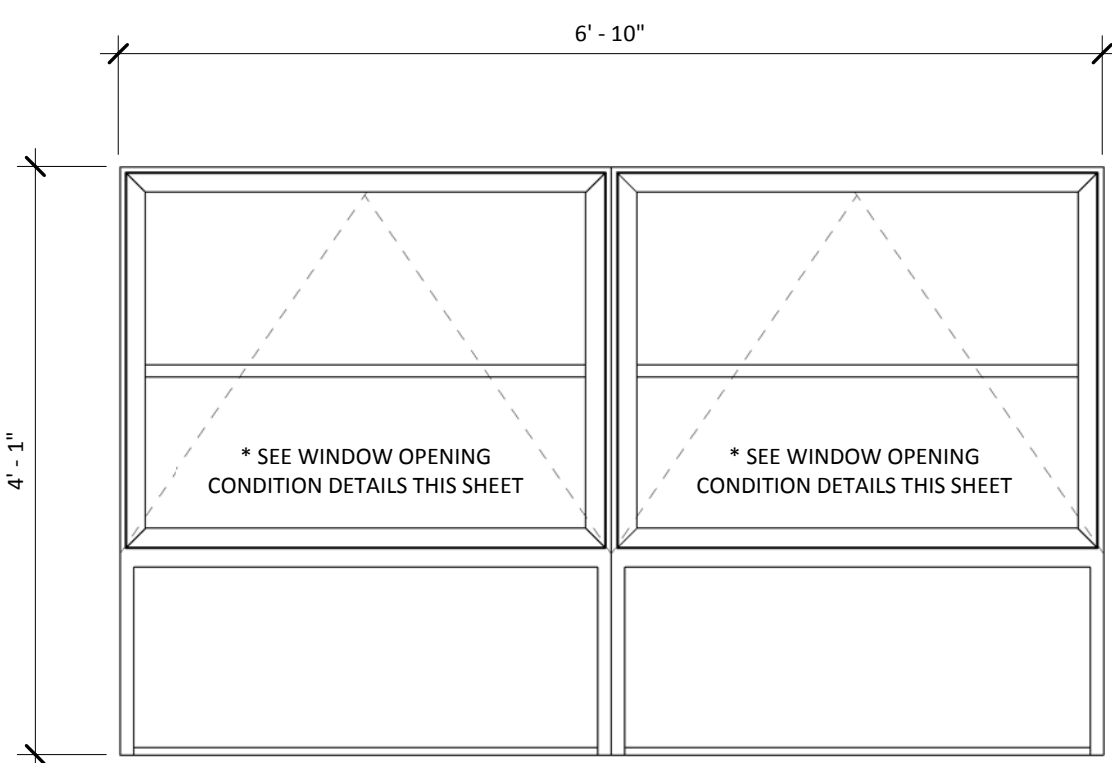
W1-3 WINDOW ELEVATION
EXISTING WINDOW - GROUP OF THREE - NORTH & SOUTH ELEVATIONS (TYP.)



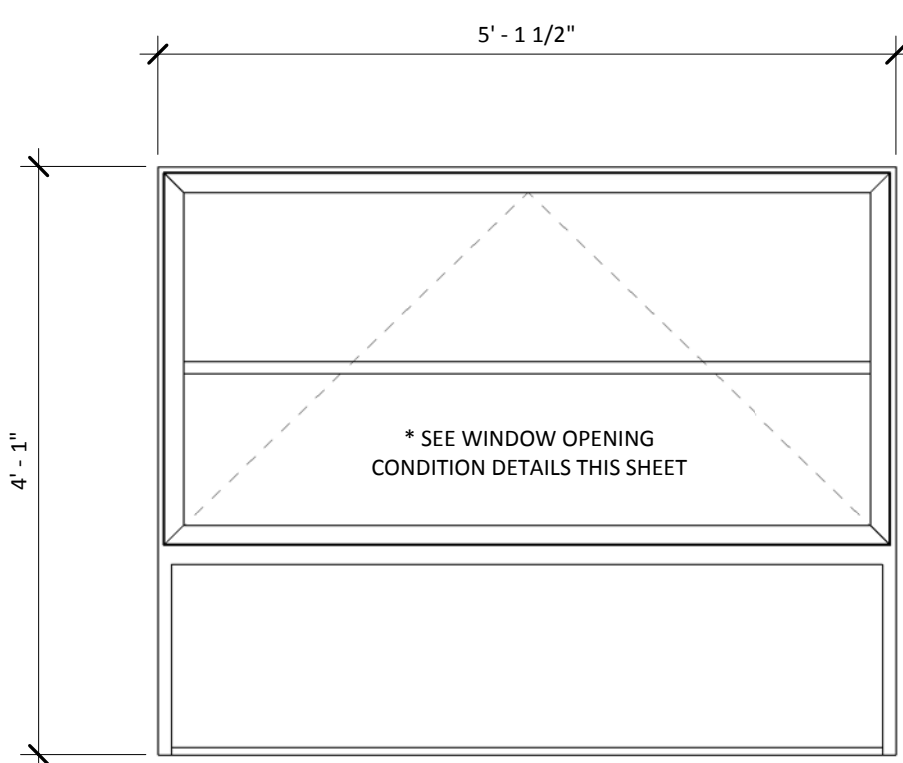
W1-5 WINDOW ELEVATION
EXISTING WINDOW - TYPICAL NORTH ELEVATION



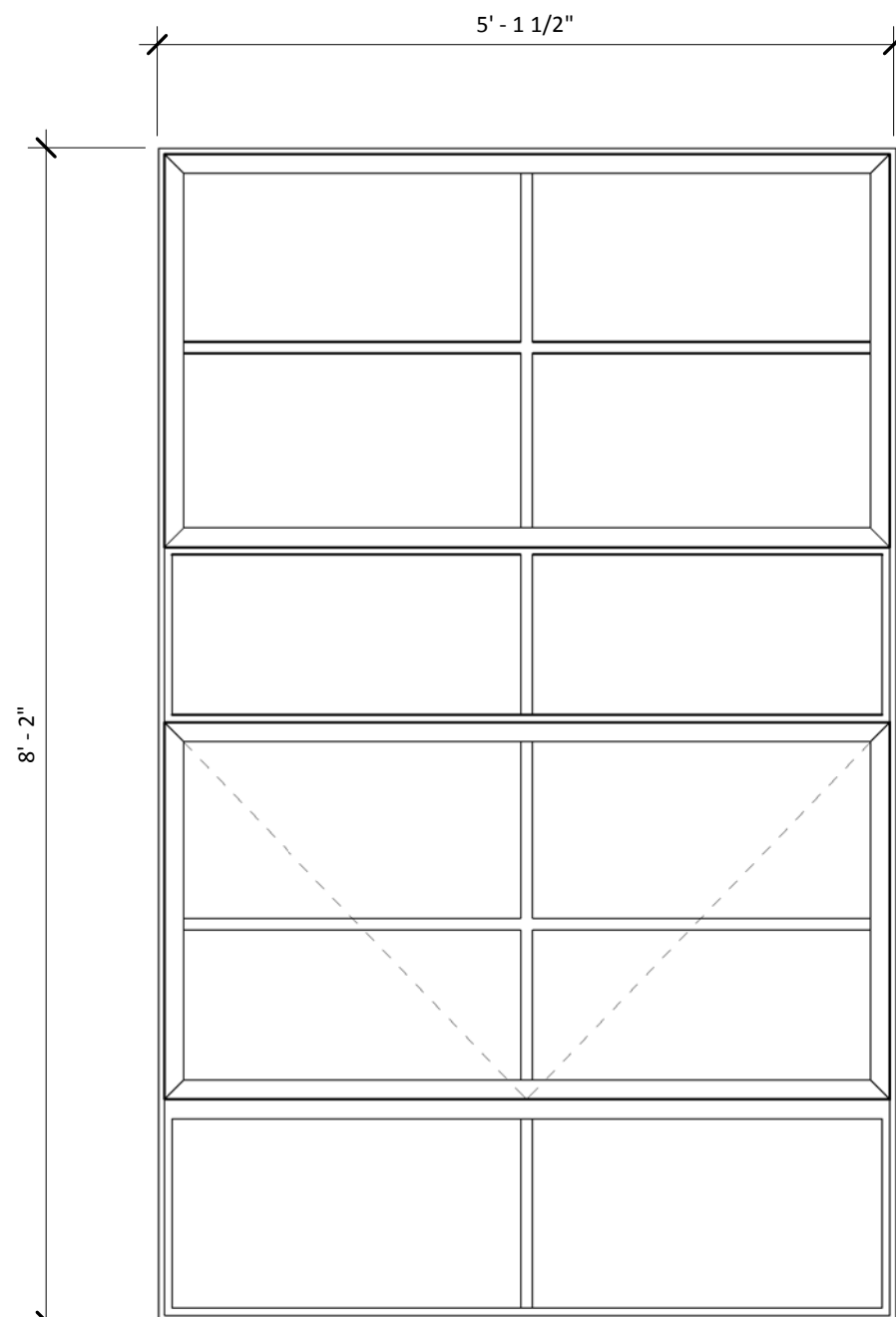
W2 WINDOW ELEVATION
EXISTING WINDOW - TYPICAL NORTH, SOUTH, & WEST ELEVATION



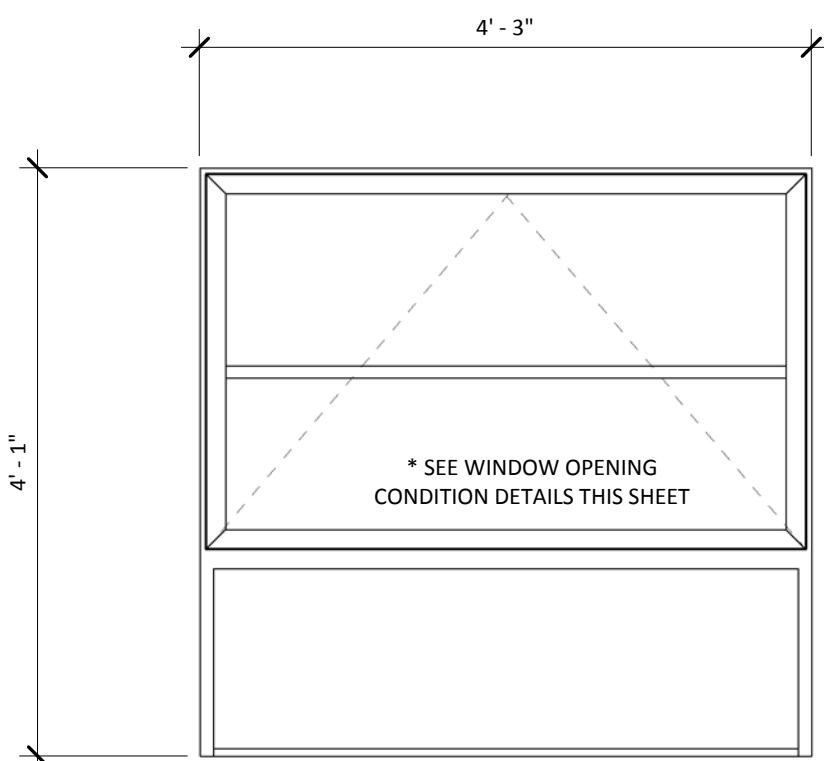
W2-2 WINDOW ELEVATION
EXISTING WINDOW - TYPICAL NORTH ELEVATION



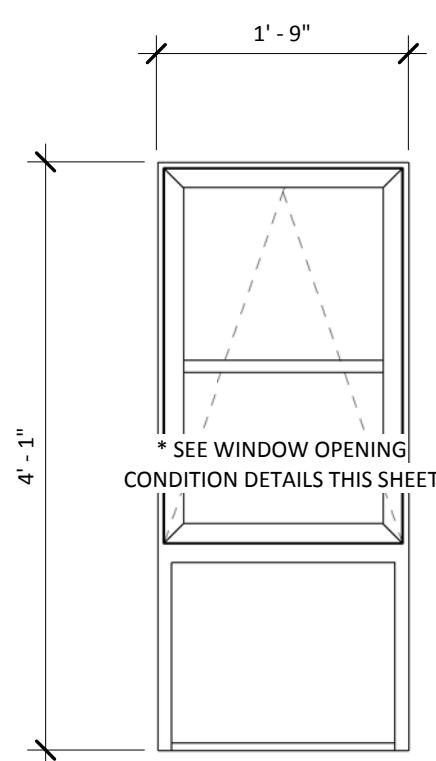
W3 WINDOW ELEVATION
EXISTING WINDOW - TYPICAL NORTH ELEVATION



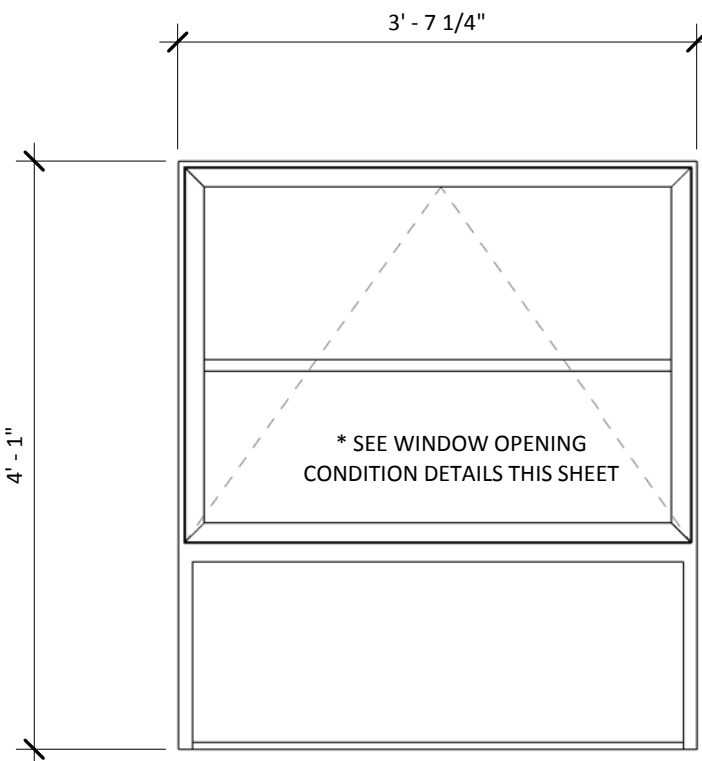
W4 WINDOW ELEVATION
EXISTING WINDOW - TYPICAL EAST ELEVATION



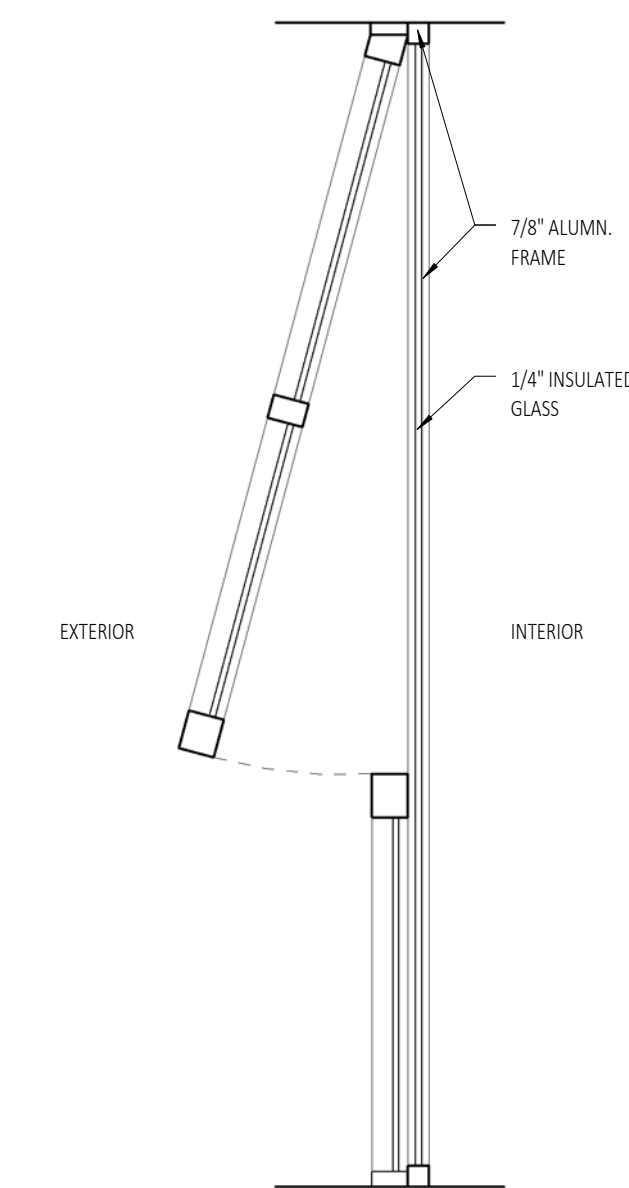
W5 WINDOW ELEVATION
EXISTING WINDOW - TYPICAL NORTH ELEVATION



W6 WINDOW ELEVATION
EXISTING WINDOW - TYPICAL NORTH ELEVATION

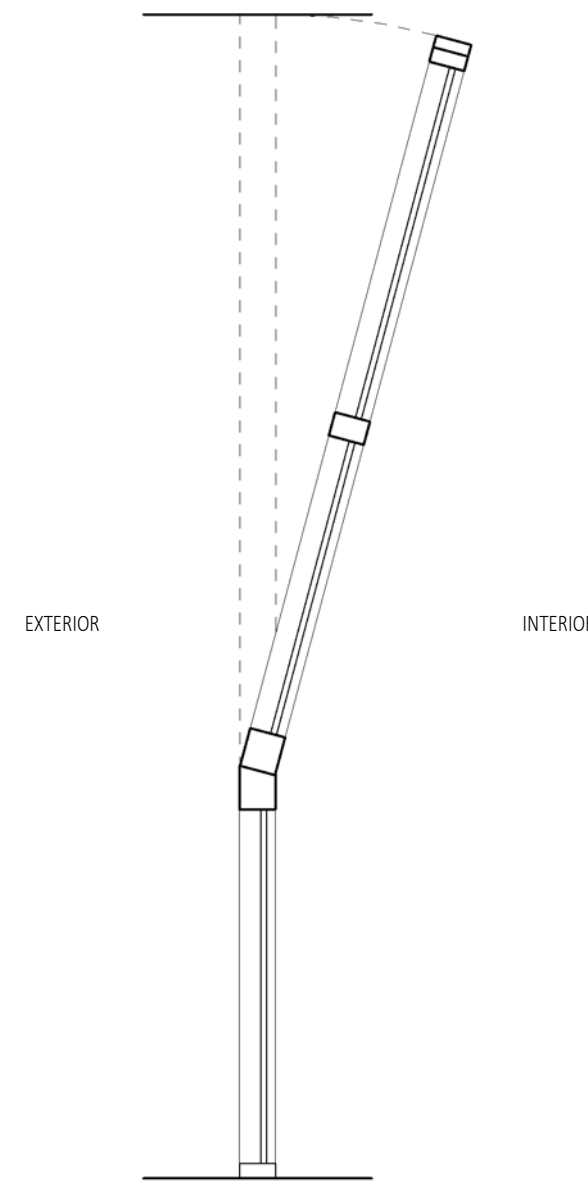


W7 WINDOW ELEVATION
EXISTING WINDOW - TYPICAL NORTH ELEVATION



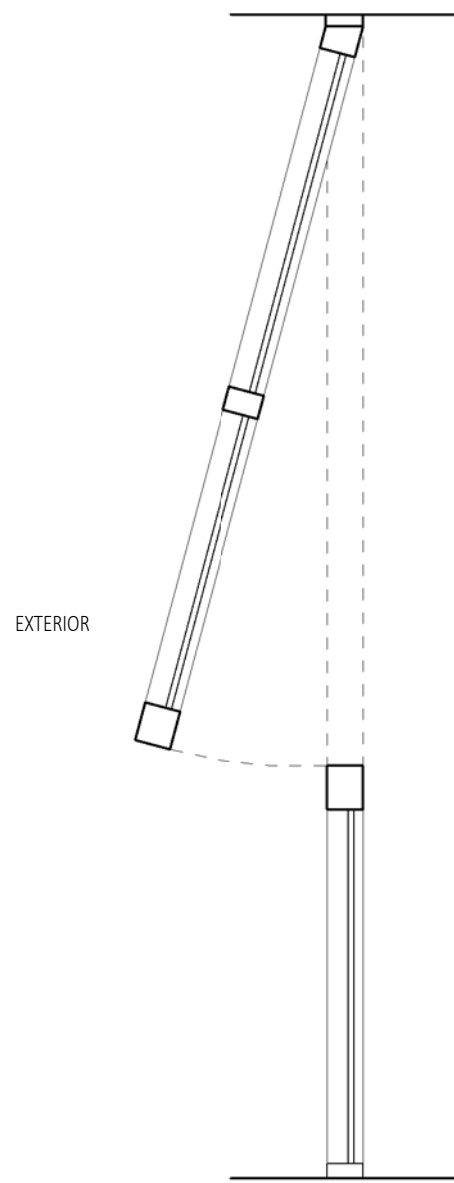
**WINDOW OPENING CONDITION W/
INSULATED GLASS & ALUMN. FRAME**

N.T.S.



**WINDOW OPENING CONDITION @
FIRST FLOOR**

N.T.S.



**WINDOW OPENING CONDITION @
SECOND FLOOR**

N.T.S.

REV #	REV DATE

EXISTING EXTERIOR WINDOW
ELEVATIONS - MAIN BUILDING

PROJ. NO.: P230.15
DRAWN BY: Author
DATE: 12.22.2015

A7.3

CENTRAL STATION FIRE
HOUSE

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